

IN RE: PETITION FOR ZONING VARIANCE
NE/S Eastern Boulevard, NE/
Corner Hawthorne Road
(2007 Eastern Boulevard)
15th Election District
5th Councilmanic District
S & S Automotive
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-557-A

ORDER OF DISMISSAL

Pursuant to the receipt of a request for a voluntary dismissal from Counsel for the Petitioner,

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of June, 1989 that the above-captioned matter be and the same is hereby DISMISSED without prejudice.

JRH:bjs
cc: C. Michael Magruder, Esquire
22 W. Pennsylvania Avenue, Suite 204-A
Towson, Maryland 21204
People's Counsel
File

DESCRIPTION

Beginning for the same at the intersection formed by the eastern right-of-way line of S. Hawthorne Road with the southern right-of-way line of Eastern Boulevard; thence binding on said right-of-way line of Eastern Boulevard and running northeasterly along a curve to the left having a radius of 5774.58 feet for a distance of 125.00 feet; thence leaving said right-of-way line and running S 46°14'53" E, a distance of 125.00 feet; thence S 45°04'40" W, a distance of 147.58 feet to a point on the aforementioned eastern right-of-way line of S. Hawthorne Road; thence binding along said right-of-way line N 35°51'10" W a distance of 125.00 to the point of beginning.

Containing 16,892 square feet of land.

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 426-1 (B) to allow a 200' tall wireless transmitting structure to be located within 200 feet of a residential zone line.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship - practical difficulty)

The existing property (lot) contains over 17,000 square feet. However, it does not provide sufficient depth to meet the 200 foot setback requirement.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Marty Schwartz - S&S Automotive
(Type or Print Name)
Signature
7425 Harford Road
Address
Baltimore, Maryland 21214
City and State

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
(Type or Print Name)
Signature

Attorney for Petitioner:
C. Michael Magruder, Esq.
(Type or Print Name)
Signature
Loyola Federal Building, Ste. 204A
22 W. Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
William P. Monk
Loyola Federal Bldg., Ste. 204A
22 W. Pennsylvania Ave.
Towson, Maryland 21204
Phone No. 494-8931

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

ESTIMATED LENGTH OF HEARING - 1/CHR - 188
Zoning Commissioner of Baltimore County.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

April 18, 1989

Dennis F. Rasmussen
County Executive

William Monk
Suite 204-A
Loyola Federal Building
22 West Pennsylvania Avenue
Towson, MD 21204

RE: Petition for Zoning Variance
2007 Eastern Blvd.
Filed 3/9/88; Item No. 329

Dear Mr. Monk:

As you were informed on March 9, 1988, the date of your appointment, your petition needs revisions and additions to the forms and site plans. This petition was accepted on condition that corrections would be made in a timely manner. To date, no revisions have been received by this office. If the requested revisions and additions are not received within 15 days, the petition will be dismissed and the fees not refunded.

If you have any questions, you may call John Sullivan of the Development Control Office at 887-3391.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JJS:scj

cc: Marty Schwartz
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

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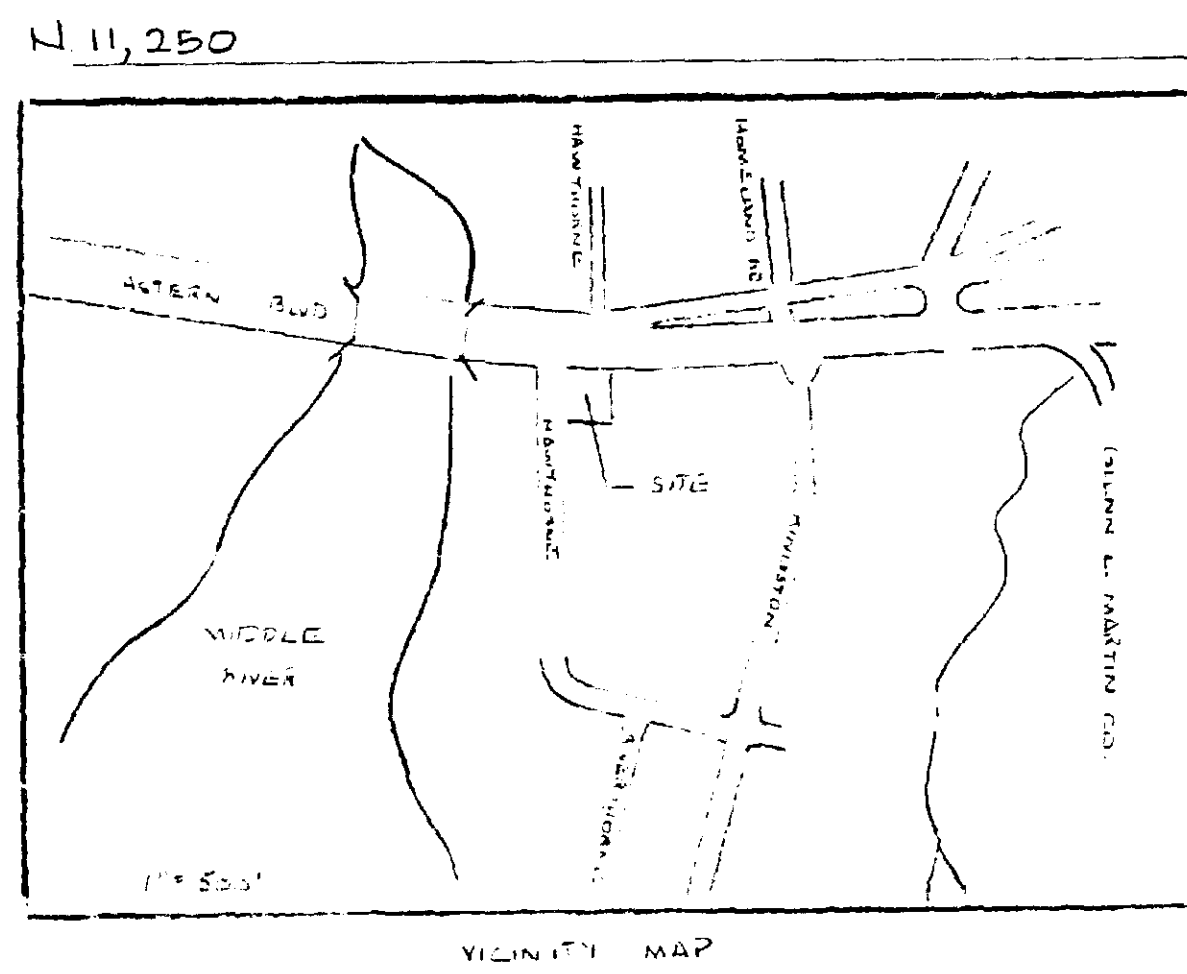
Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JJS:scj

cc: Marty Schwartz
File

WE REQUEST FOR A W/DRAW OF THE PETITION.
PLEASE ADVISE



VICINITY MAP

2007 EASTERN BLVD. BALTIMORE CO. MD.

Plat for Special Hearing
and Variance Application

1"=20'

NOTES

- 1) EDWING: 13L-CNS
- 2) LOT AREA: 14,812 SQ. FEET
- 3) BUILDING AREA:
EXISTING: 320 #
- 4) AREA REGULATIONS

	REQUIRED	PROVIDED
FRONT YARD	10'	10'
REAR YARD	10'	10'
SIDE YARD	10'	10'
- 5) PARKING
REQUIRED: $(1/300 \times \text{TOTAL FLOOR AREA})$
 $320 \times 300 = 5 \text{ SPACES}$
PROVIDED: 11 SPACES (9 IN SITE + 2 PARK.)
- 6) EXISTING USE: PRECISION TUNE SERVICE GARAGE
2 BAY (FULL TANKS AND FLUIDS
HAVE BEEN REMOVED) FULL SERVICE
- 7) PROPOSED USE: 2 BAY "SERVICE GARAGE"
FOR ATWATER CAB COMPANY
- 8) PUBLIC WATER AND SEWER SERVICE
HAVE BEEN REMOVED
- 9) ALL EXISTING SITE IMPROVEMENTS TO
REMAIN
- 10) DEED REFERENCE: 5237/763
- 11) EXISTING FRONT YARD
- 12) EXISTING SIDE YARD
- 13) EXISTING REAR YARD
- 14) ALL PARKING SPACES 9'x20'
- 15) THIS PROPERTY SUBJECT TO A PREVIOUS
ZONING CASE #185-249X1
- 16) WATER SHED - 20
- 17) SUBSEWER SAID - 07
- 18) ADJUNCT OPEN SPACE = 7558 # (45%)
NO ADDITIONAL IMPERVIOUS SURFACE IS
PROPOSED.

PRECISION TUNE
EASTERN + HAWTHORNE
SCALE 1"=20'
JD #84502

APPLICANT: MR. FRED ELLIS
ATWATER CAB CO.
819 EASTERN BLVD
BALTIMORE, MD 21221

PREPARED BY: WILLIAM P. MONK
LAND PLANNING + ZONING CONSULTANT
LOYOLA FEDERAL BLDG
SUITE 204A
22 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

